

## 5) ARTICLE 5 – "A" – AGRICULTURAL DISTRICTS

5.1 STATEMENT OF INTENT – The "A" District is intended and designed to provide for the agricultural community and protect the most productive agricultural land from encroachment of urban land uses. No agricultural land shall be converted to any other use unless the property owners grant a perpetual "Agricultural Tolerance Easement" approved by the Zoning Administrator. The maximum residential density allowed in the "A" District is two (2) single family detached dwellings per quarter-quarter (1/4-1/4) section.

### 5.2 PERMITTED PRINCIPAL USES

5.2.1 Agricultural uses, including: crop production, livestock production, commercial horticultural production (truck gardens, nurseries, sod farms, green houses, orchards), farm houses, and farm buildings.

5.2.2 Essential services

5.2.3 Cemeteries, including mausoleums

5.2.4 Churches, chapels, or parish houses. Site Plan approval required.

5.2.5 Public or private schools without dormitories. Site Plan approval required.

5.2.6 One (1) single family detached dwelling on thirty-five (35) contiguous acres or more. A maximum of two (2) single family detached dwellings per quarter-quarter (1/4-1/4) section on parcels less than thirty-five (35) acres, when the following requirements are met.

5.2.6.1 A parcel must receive a LESA score of one hundred sixty-one (161) or less, and the average CSR of the remaining portion of the quarter-quarter (1/4-1/4) section from which the property is taken must remain the same or increase. Exception: Farmsteads existing on the effective date of this ordinance may be broken from the quarter-quarter (1/4-1/4) in which they exist regardless of LESA score or CSR.

5.2.6.2 Property described by a recorded Plat of Survey.

- 5.2.6.3 Approved sewage disposal system.
- 5.2.6.4 Approved access onto a county or state road/highway.
- 5.2.6.5 Must grant an agricultural tolerance easement.
- 5.2.6.6 Minimum size of two (2) net acres.

### 5.3 PERMITTED ACCESSORY USES

- 5.3.1 Use of land and structures customarily incidental and subordinate to a principal use.
- 5.3.2 Roadside stands offering for sale only products grown on the premises from any of the above permitted uses. Such stands shall be removed during any season or period when they are not being used for the sale of the aforementioned goods.

### 5.4 SIGNS PERMITTED IN THE "A" DISTRICT

- 5.4.1 Real estate signs of a temporary nature, not exceeding two (2) in number per lot, nor larger than twelve (12) square feet set back five (5) feet from the right-of-way of any highway, street or road.
- 5.4.2 Signs not exceeding four (4) square feet in area, indicating the type of plant being grown or the type of fertilizer being used for crop production.
- 5.4.3 Signs accessory to roadside stands selling farm produce shall be limited to two (2) signs per roadside stand with no sign being larger than ten (10) square feet in area, and set back at least ten (10) feet from the right-of-way of a street, highway or road. Signs will be temporary and shall be removed when the roadside stand is not in use.
- 5.4.4 Announcement signs, not over thirty-two (32) square feet in area set back at least twenty (20) feet from the right-of-way, may be erected on-site of a permitted principal use except residential.

### 5.5 CONDITIONAL USES WHEN PERMITTED BY THE ZONING ADMINISTRATOR

- 5.5.1 Agricultural support businesses such as veterinary clinics, grain elevators, seed and livestock feed dealers, fertilizer and agricultural chemical sales, and distribution

facilities. All such agricultural support businesses must have direct access to hard surfaced roads and comply with the “C” District regulations

5.5.2 Industrial uses that process and/or add value to agricultural commodities, such as bio-diesel plant, ethanol plant, seed research facilities, cereal makers, etc.... All such industrial uses must have direct access to hard surfaced roads, have a site plan and environmental impact statement approved by the Zoning Administrator, and comply with “I” District regulations.

5.5.3 Home Occupation

5.5.4 Home Business

5.5.5 Public parks, playgrounds, and community centers; and similar recreation uses provided that any building in connection therewith shall be located not less than two hundred (200) feet from any lot line.

5.5.6 Campgrounds

5.5.7 Individual Wind Energy Conversion Systems

5.5.8 Commercial Wind Energy Conversion Systems

5.5.9 Sanitary landfills, in accordance with county and state regulations, except that no sanitary landfill shall be operated within two hundred (200) feet of any "R" District or residential dwelling.

5.5.10 Airports and landing fields

5.5.11 Gravel pits, mines, and stone quarries, when no area of any such use is located within twelve hundred (1200) feet of any "R" District or residential dwelling.

5.5.12 Outdoor shooting ranges when no area of any such use is located within twelve hundred (1200) feet of any "R" District or residential dwelling, and which premises are suitable for such use, for reason, among others, of topography, screening by trees or other features, and also in consideration of the present and potential use of adjacent properties.

5.5.13 Adult Entertainment Businesses

5.6 PROHIBITED USES

5.6.1 Junkyards

5.7 AREA, HEIGHT, AND YARD REQUIREMENTS

	Minimum Lot Area	Front Yard Along State and Federal Roads	Front Yard Along All Other Roads	Side Yard	Rear Yard	Maximum Side Wall Height
Principal Structure <sup>1</sup>	2 Net Acres	80'	60'	30'	50'	24'
Accessory Structures <sup>2</sup>				10'	10'	14'

<sup>1</sup> One additional foot shall be added to every yard for each additional foot of height.

<sup>2</sup> One additional foot shall be added to the side and rear yard for each additional foot of height.